



MARSWORTH WHARF
MARSWORTH HP23 4BW

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£685,000

LEASEHOLD

A stunning canal-side, architect designed home which is situated within a development of just 13 residential units. Offering high specification finishes, and flexible accommodation. An internal inspection is essential.

Marsworth Wharf is a small contemporary development on the edge of the rural village of Marsworth. Each home is designed to maximise views over the canal to the rolling Buckinghamshire countryside beyond.

At ground floor there is a family bathroom and three large bedrooms including a master bedroom which benefits from an en-suite shower room. The living space on the double height first floor enjoys stunning views from the glazed end wall and balcony overlooking the canal.

LIVING AREA

- o Quality contemporary kitchen units with integrated appliances
- o Granite work surfaces
- o Under mounted stainless steel double bowl sink
- o Soft closing doors and drawers
- o Stainless steel double oven ('A' rated)
- o Integrated multifunctional oven/microwave
- o Ceramic hob
- o Retractable extractor
- o Integrated dishwasher
- o Integrated full height fridge/freezer ('A' rated)
- o Integrated washing machine
- o Villeroy and Boch ceramic tiles
- o Underfloor heating
- o Oak floors
- o Full height glazing

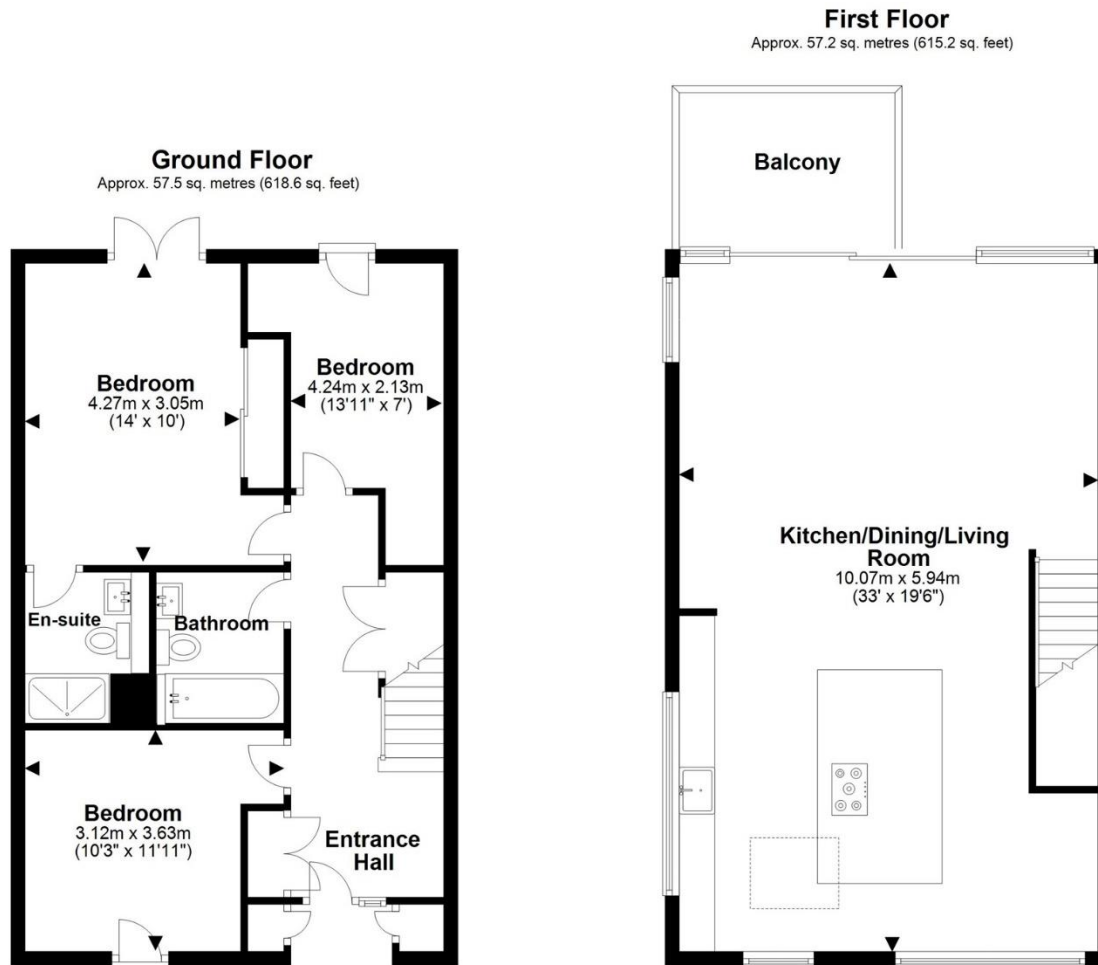
BATHROOM & EN-SUITE

- o Contemporary Villeroy and Bosch white sanitary ware and Hansgrohe chrome fittings
- o Shower cubicle with thermostatically controlled shower
- o Ceramic wall and floor tiles from Villeroy and Bosch
- o Chrome heated towel rail
- o Down draft extractor fan
- o Thermostatically controlled shower over bath with screen
- o Walnut worktops and bath surround

Marsworth Wharf offers family living in a stunning setting. Tring Reservoir is very close by and Ivinghoe Beacon, National Trust Estate offers beautiful surrounding for that early morning dog walk. Boats are available to hire on the Grand Union Canal at nearby Pitstone Wharf and a traditional Sunday lunch at the Red Lion is within a ten minute walk. The neighbouring town of Tring offers an excellent range of schooling, shopping and recreational facilities. Close by are the towns of Berkhamsted, Hemel Hempstead, Watford and the county town of Buckinghamshire, Aylesbury. Connections are good with the A41 dual carriage way providing access to the M25 Junction 20, and a fast and frequent rail service into London Euston.







Total area: approx. 114.6 sq. metres (1233.8 sq. feet)
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



TRG107669 – Version 3
EPC rating – C Council Tax Band - F

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